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WINDOVER FARMS COMMUNITY ASSOCIATION  
ANNUAL MEMBERSHIP MEETING MINUTES

Tuesday, February 1, 2011 7:00 p.m.

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1. CALL TO ORDER

The Windover Farms Community Association (WFCA) Annual Meeting of Owners was held on Tuesday, February 1, 2011 at the Hampton Inn in Titusville, Florida.

Dan Sharp called the meeting to order at 7:00 p.m.

BOARD MEMBERS PRESENT: Dan Sharp  
Kenny Broadbent  
David Hollinger

Note: Joe DiNicola unable to attend due to a blizzard in New Jersey which cancelled his flight. Tracy Gallentine was also unable to attend due to business obligations.

Members and proxies were validated at the door. 12 members (lots) were present, with two proxies submitted.

Dan Sharp led the pledge of allegiance.

The minutes of the last membership meeting were read by Kenny Broadbent and approved by the membership.

2. TREASURER'S REPORT

Dan Sharp reviewed the Treasurer's report. All bills for 2010 have been paid and there was an increase in assets of \$4646.55. Current cash on hand is \$104,670.43.

Dan Sharp explained that there are presently approximately 50 lot owners that have not paid their 2010 dues. These owners will be turned over to the Associations attorney for collection as provided in the Bylaws.

The Treasurer's Report was approved by the membership.

3. OLD BUSINESS

A discussion of the house on the corner of Egret and Windover Way was initiated under old business. Some of the Board members have spoken with the owner and requested that the color be changed. As of this date nothing has changed.

The "Green Book" states "wood boards, wood siding, clay brick, stone, stucco or concrete, all in natural aged or earth tones" The question presented was "what is an earth tone"?

A discussion was held pertaining to the Windover Archaeological Dig site. A recent newspaper article was submitted by Ken Estes which detailed current activities relating to the site. The landowners of the property (Preservation Education Trust) are attempting to assess the value of the site in order to proceed with the sale of the land to the State Of Florida.

We will continue to monitor this process to insure that the WFCA's interests are met.

#### 4. NEW BUSINESS

Karyn Kulas has been working on setting up a Crime Watch Program for the Windover Farms Area. An organizational meeting will be held with the date and place to be announced. Glenn Seaton, the webmaster for the WFCA will work with Karyn to set up the meeting and post the information on the website.

The Board of Directors offered their support to Karyn and the Crime Watch Program and will assist whenever possible.

#### 5. NOMINATIONS AND ELECTIONS

Two positions on the Board of Directors were up for re-election. David Hollinger and Tracy Gallentine currently held those seats.

Nominations were sought by those in attendance and David Hollinger and Karyn Kulas were nominated and elected to fill the positions for the two year terms.

#### 6. ADJOURN

Dan Sharp adjourned the meeting at 7:45 p.m.

Recorded by:

David Hollinger  
Board member